



Eltham Green, London, SE9 5LA

Asking Price £440,000

A well proportioned TWO DOUBLE BEDROOM ground floor garden flat offered to the market in turn key condition. Internally the property has been completely renovated throughout by the current vendor and is arranged to provide a spacious and bright reception room, fully fitted kitchen with integrated NEFF and Hotpoint appliances, TWO double bedrooms, and modern fitted bathroom with three piece suite. To the rear of the property is a private garden for this properties sole use. Located approx 0.7 from Kidbrooke mainline train station which offers a frequent service to multiple London termini including London Bridge, Waterloo East and Charing Cross, cannon Street and London Victoria stations. Share Of Freehold. An internal viewing comes highly recommended to fully appreciate all this property has to offer. EPC rating D. Council tax Greenwich band C.

ENTRANCE HALL 9'8" x 3'1" (2.96 x 0.96)

UPVC entrance door with frosted glass, centre light, laminate floor.

RECEPTION ROOM 16'9" x 11'3" (5.12 x 3.43)



Double glazed window to front, centre light, gas fire with mantle over, radiator, laminate floor.

FITTED KITCHEN 11'9" x 8'8" (3.59 x 2.65)



Fitted with a matching range of wall and base units with worktop over, one and a half bow sink with drainer and swan neck mixer tap. Built in NEFF double oven and four ring induction hob with extractor hood over. Integrated Hotpoint fridge freezer, dishwasher and washing machine. Double glazed window to front and side, centre light, radiator, tiled floor.

INTERNAL LOBBY

Built in under stairs storage cupboard, centre light, radiator, laminate floor.

BEDROOM ONE 11'5" x 10'0" (3.48 x 3.05)



Double glazed window to rear, centre light, radiator, laminate flooring.

BEDROOM TWO 12'0" x 10'0" (3.66 x 3.05)



Double glazed double doors to rear leading to private rear garden, centre light, radiator, laminate floor.

BATHROOM 8'0" x 5'5" (2.46 x 1.67)



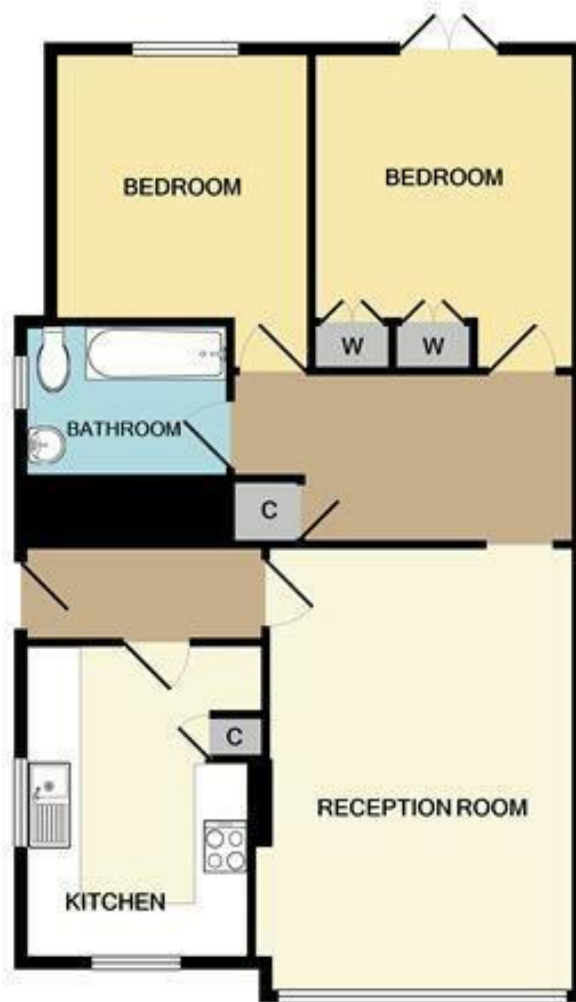
Modern fitted three piece suite comprising: panelled bath with mixer tap, shower over and glass shower screen, corner wash hand basin with mixer tap and vanity unit under and low level flush W.C. Frosted double glazed window to side, centre light, heated towel, tiled walls, tiled floor.

REAR GARDEN



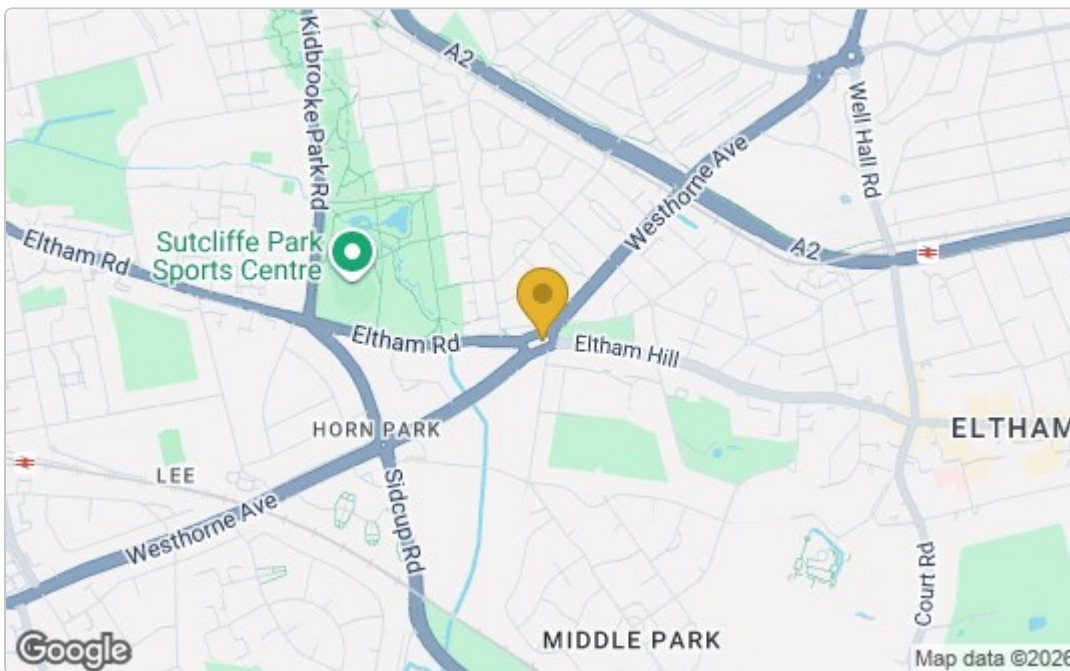
Patio area, laid to lawn, mature trees, flower and shrub borders.

Floor Plan

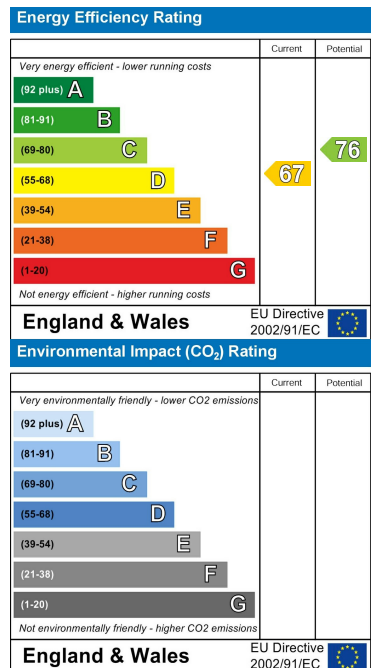


Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph



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124 Westmount Road, Eltham, London, SE9 1UT

Tel: 020 8859 0101 Email: info@westmountestates.co.uk www.westmountestates.co.uk